



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, December 7, 2022
Virtual Meeting**

For a complete and detailed recap of the meeting, please log on to:
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

Hearing Officer Present: Alex Garcia
Zoning Administrator: Beilin Yu
Staff Present: Jason Van Patten, Jennifer Driver, Katherine Moran, Ivan Galeazzi, Joseph Weaver

- 1. READING OF PROCEDURES**
- 2. PUBLIC HEARINGS**

CONTINUED CASES

A. CUP #6665: 1550 SOUTH OAK KNOLL AVENUE – COUNCIL DISTRICT #7

Conditional Use Permit: To allow the replacement and relocation of existing pump stations at an existing water reservoir facility (Major Utility use). The project would remove a 136 square-foot building along the west side of the property and the existing pump and electrical equipment within. Additional pumps are also being removed on the south side of the property. A new, unenclosed pump station is proposed in the southeast portion of the property and would be located atop a concrete pad approximately 190 square feet in size. The Hearing Officer continued this case from the February 20, 2019 hearing.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities) and Section 15302 (Class 2, Replacement and Reconstruction); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Joseph Weaver

HEARING OFFICER ACTION: Continued to date uncertain
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MINOR CASES

B. MV #11954: 511 THOMPSON DRIVE – COUNCIL DISTRICT #4

Minor Variance: To modify required setbacks in conjunction with a proposed 495 square-foot addition to an existing single-family residence. The project requires a Minor Variance to allow a 28'-8" front yard setback, where a 37'-7½" is required and a second Minor Variance to allow a 4' rear yard setback, where 25' is required.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities); and
- 2) Approve the Minor Variances with conditions.

Case Manager: Ivan Galeazzi

APPROVED

APPEAL DATE: December 19th, 2022

EFFECTIVE DATE: December 20th, 2022

<p>HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and approve the project subject to findings in Attachment A and adopted conditions, omitting condition #25, found in Attachment B</p>

C. MCUP #7021: 1055 EAST COLORADO BOULEVARD – COUNCIL DISTRICT #5

Minor Conditional Use Permit: To allow the installation and operation of a wireless telecommunications facility (Wireless Telecommunications Antenna Facilities, Minor) on the roof an existing commercial office building. The project consists of the installation of antennas, ancillary equipment, and screening materials mounted to the roof of the building.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: December 19th, 2022

EFFECTIVE DATE: December 20th, 2022

<p>HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and approve the project subject to findings in Attachment A and adopted conditions found in Attachment B</p>
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REGULAR CASES

D. CE #404: 226 N. HOLLISTON AVENUE & 231 N. HILL AVENUE – COUNCIL DISTRICT #2

Certificate of Exception: To allow a lot line adjustment that would consolidate two adjacent parcels (AINs 5738-016-101, 5738-016-102) into a single parcel.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations); and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: December 19th, 2022

EFFECTIVE DATE: December 20th, 2022

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in Attachment A and adopted conditions found in Attachment B

E. NDP #6928: 3580 GREENHILL ROAD – COUNCIL DISTRICT #4

Neighborhood Development Permit: To allow the construction of a 138 square-foot, single-story, addition to the front of an existing single-family residence.

Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and,
- 2) Approve Neighborhood Development Permit #6928 with conditions.

Case Manager: Jennifer Driver

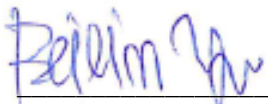
APPROVED

APPEAL DATE: December 19th, 2022

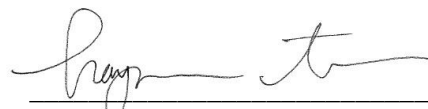
EFFECTIVE DATE: December 20th, 2022

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in Attachment A and adopted conditions found in Attachment B

3. ADJOURNMENT: approximately 5:49 p.m.



Beilin Yu, Zoning Administrator



Hayman Tam, Recording Secretary